



West University Historic Zone Advisory Board
Tuesday, October 20, 2020 at 6:00PM
Virtual Meeting
Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Meeting Opened 6:00 pm

Meeting Secretary: Birkinbine

Board Members Attending: Rusk, Birkinbine, Fajardo, Serra, McDonnell, Turner, Larson (Hazelbaker absent)

Guests: Taku (COT PDSD), Domin, Chen, Katz, Cordivari (Applicants)

2. Approval of Minutes – September 15, 2020 Meeting

Serra motioned to approve the Minutes/LAR for the meeting of September 15, 2020. McDonnell seconded. Motion passed by roll call vote (Rusk, Birkinbine, Fajardo, Serra, and McDonnell; voted. Turner and Larson abstain as they were not present at meeting).

3. Call to Audience

No public comment submitted to COT staff.

4. Reviews

a. HPZ-20-063, 912 N. 4th Ave. (Domin, Chen)

Construction of a new one-story single-family residence to replace an existing non-contributing building.

- Taku noted correction is needed to the development zone currently shown.
- Applicant presented both terne metal shingles (if they can afford) and asphalt shingles for the roof (2nd choice).
- Skylight appearance is minimized from view from the street (4th Ave.).

Serra motioned to recommend approval as presented. Turner seconded the motion. Motion passed unanimously by roll call vote.

b. HPZ-20-065, 517 N. 3rd Ave. (Katz)

Remodel to main house, dining/bathroom/closet addition, open and covered patio addition, and attached guest suite with living space, kitchenette, and bathroom.

Taku noted the following:

- Correction is needed to the development zone currently shown.
- The project is considered as a single unit, not as a detached secondary structure.
- The City had expressed concern regarding the differentiation between new construction and the existing dwelling. Per applicant, differentiation is provided by rafter tail details, stucco finish, and recessing new walls where connecting to the existing.

McDonnell motioned to recommend approval contingent on the following:

- Modify west elevation doors to be more compatible to that of primary building to be compliant with the neighborhood guidelines.

Serra seconded motion. Motion passed unanimously by roll call vote.

5. WUHZAB Guidelines

Ongoing agenda item. Taku to confirm correct version (adopted June 8, 2017) of the neighborhood guidelines is available on the City website.

6. Staff Updates - Information Only

None

7. Future Agenda Items

Update to Design Guidelines.

8. Adjournment

McDonnell motioned to adjourn. Serra seconded. Motion passed unanimously by roll call vote. Meeting adjourned at 7:51pm.

Marcellus Rusk, Chair / John Birkinbine, Secretary